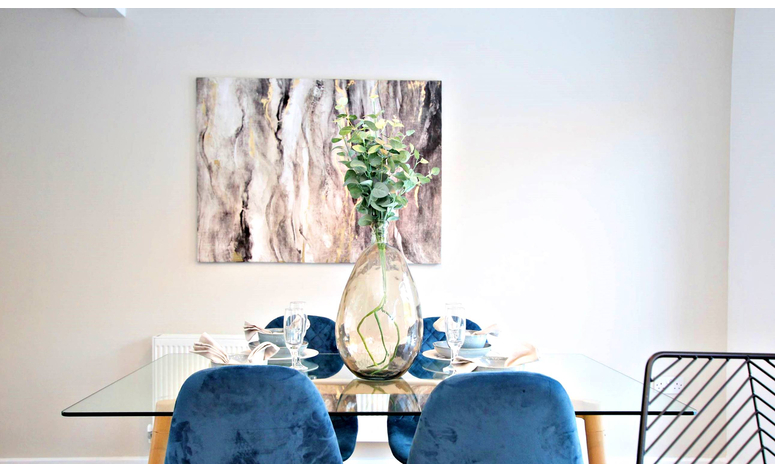




*1 Vicarage Drive, Haydock, St Helens, Merseyside.
WA11 0UG.
£180,000*

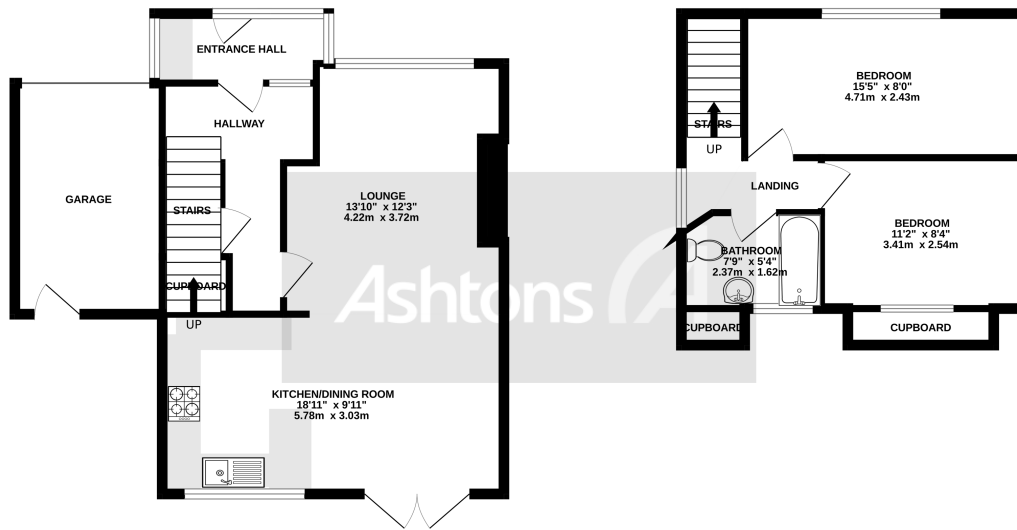


No Chain | Total Renovation and Refurbishment | Large Rear Gardens | Garage & Driveway | Double Glazed & Central Heated | Brand New Kitchen | New Dishwasher, Oven and Cooker | Two Double Bedrooms | New Carpets Throughout | Council Tax Band: B Annual Price: £1,534 | Leasehold 931



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This totally renovated home offers a lot for its new owners and it's been completed to a high standard, some of the features include no chain, large rear gardens which are landscaped, garage, driveway, new kitchen with built in appliances, newly painted and carpeted throughout, it's been re-wired comes with double glazing and gas central heating with new a combi boiler.

Locally you will can find easy access to the East Lincs A580 providing routes to both Liverpool and Manchester, schools and nurseries within walking distance, bus routes nearby, shops within a short walk and larger supermarkets within the area. The properties immediate location benefits from aspects at the rear with a brook in between, A really relaxing a tranquil space especially in the summer months.

The two bedrooms are both doubles and the rear one comes with eaves access as does door from bathroom suite, in the hallway you'll also find some storage under the stairs, the kitchen dining living area is the rear hub of this home and it presents its owners with a real social space. Ideal for families with children and couples looking to entertain guests. Patio doors link this space to the gardens.

A lot of thought has gone into the choice of décor, fittings and improvements, to get a real sense of the quality this property presents we would recommend arranging a viewing, and at the earliest opportunity to avoid missing out.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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